

035.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

533,500 / 533,500

USE VALUE:

533,500 / 533,500

ASSESSED:

533,500 / 533,500



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City     |
|----|--------|---------------------------|
| 39 |        | NORTH UNION ST, ARLINGTON |

## OWNERSHIP

Unit #:

|                           |  |
|---------------------------|--|
| Owner 1: SULLIVAN JANET M |  |
| Owner 2:                  |  |
| Owner 3:                  |  |

Street 1: 39 NORTH UNION ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,836 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1939, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5836        |                    | Sq. Ft.   | Site      |           | 0          | 64.        | 1.02 | 3     |            |           |        |   |        |   |        |   | 380,851         |           |   |           |        |      | 380,900   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                |  | Land Size | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description |  | User Acct |  |
|-------------------------|--|-----------|----------------|--------------------------------|------------|----------------|-------------------|--|-----------|--|
| 101                     |  | 5836.000  | 152,600        |                                | 380,900    | 533,500        |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
| Total Card              |  | 0.134     | 152,600        |                                | 380,900    | 533,500        | Entered Lot Size  |  |           |  |
| Total Parcel            |  | 0.134     | 152,600        |                                | 380,900    | 533,500        | Total Land:       |  |           |  |
| Source: Market Adj Cost |  |           |                | Total Value per SQ unit /Card: | 472.96     | /Parcel: 472.9 | Land Unit Type:   |  |           |  |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 152,700    | 0         | 5,836.    | 380,900    | 533,600     | 533,600       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 155,600    | 0         | 5,836.    | 345,100    | 500,700     | 500,700       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 155,600    | 0         | 5,836.    | 327,300    | 482,900     | 482,900       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 155,600    | 0         | 5,836.    | 285,600    | 441,200     | 441,200       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 155,600    | 0         | 5,836.    | 244,000    | 399,600     | 399,600       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 138,500    | 0         | 5,836.    | 226,100    | 364,600     | 364,600       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 138,500    | 0         | 5,836.    | 187,500    | 326,000     | 326,000       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 138,500    | 0         | 5,836.    | 178,500    | 317,000     | 317,000       |               | 12/13/2012 |

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## SALES INFORMATION

| Grantor |  | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|---------|--|-----------|------|------------|-----------|------------|----|-----|-------|-------|
|         |  | 18725-425 |      | 11/30/1987 |           |            | No | No  | N     |       |

## BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|---------|
| 10/26/2017 | 1427   | Redo Kit | 27,500 |     |            |          |            |         |
| 11/17/2016 | 1413   | Redo Bat | 27,900 | O   |            |          |            |         |
| 12/3/2013  | 1753   | Re-Roof  | 6,500  | C   |            |          |            |         |

## ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 12/6/2018 | MEAS&NOTICE  | CC  | Chris C |
| 2/6/2014  | Info Fm Prmt | EMK | Ellen K |
| 1/13/2009 | Meas/Inspect | 189 | PATRIOT |
| 3/16/2000 | Inspected    | 264 | PATRIOT |
| 2/29/2000 | Measured     | 197 | PATRIOT |
| 8/9/1993  |              | MF  |         |

Sign: VERIFICATION OF VISIT NOT DATA / / /

